

35 METZGER ROAD

Hanley's Farm, Queenstown





WELCOME TO FOWLER HOMES

Building kiwi homes since 1984,
let's build yours.

Fowler Homes has been in the home building industry since 1984, we have established a trusted brand with nationwide recognition. Our product offering is diverse, there is no job too big or too small. We provide custom design & build services, a plans range to build from or provide inspiration and direction, knock down and rebuild services, house & land, and turnkey packages across New Zealand.

At Fowler Homes, we pride ourselves on building the home that suits your section, budget, and lifestyle.

We work with you from the start to bring your ideas of your dream home to life, utilising years building experience and industry knowledge.

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35 METZGER ROAD



**35 Metzger Road,
Hanley's Farm,
Queenstown**

For Sale: \$2,070,000

**Rental Assessment:
Main: \$1,200 - \$1,300
Unit: \$550 - \$575
Total: \$1,750 - \$1,875**

Architecturally designed by the award-winning team at Fowler Homes, and selling as a turnkey package, this 241m² home sits on a 533m² section. This is a great family home with three bedrooms. The master has its own ensuite and walk-in wardrobe, and the additional two bedrooms are a good size, each with built-in wardrobes.

The kitchen is open plan and includes a walk-in pantry. The dining and lounge area is open plan and kept warm by a wood burner. A north-facing deck gives indoor-outdoor flow and views of the mountains. The laundry room accessible from the double-car garage. This new home plan includes a privately attached 1-bedroom unit.

This turnkey package is a great opportunity for anyone looking to generate passive income by renting the attached unit in a popular area of the Queenstown property market. Estimated completion October 2026.

Specifications

-  Section Size 533m²
-  Floor Area 241m²
-  Bedrooms 4
-  Bathrooms 3
-  Living 2
-  Garage 2



HOUSE PLAN

35 Metzger Road, Hanley's Farm, Queenstown

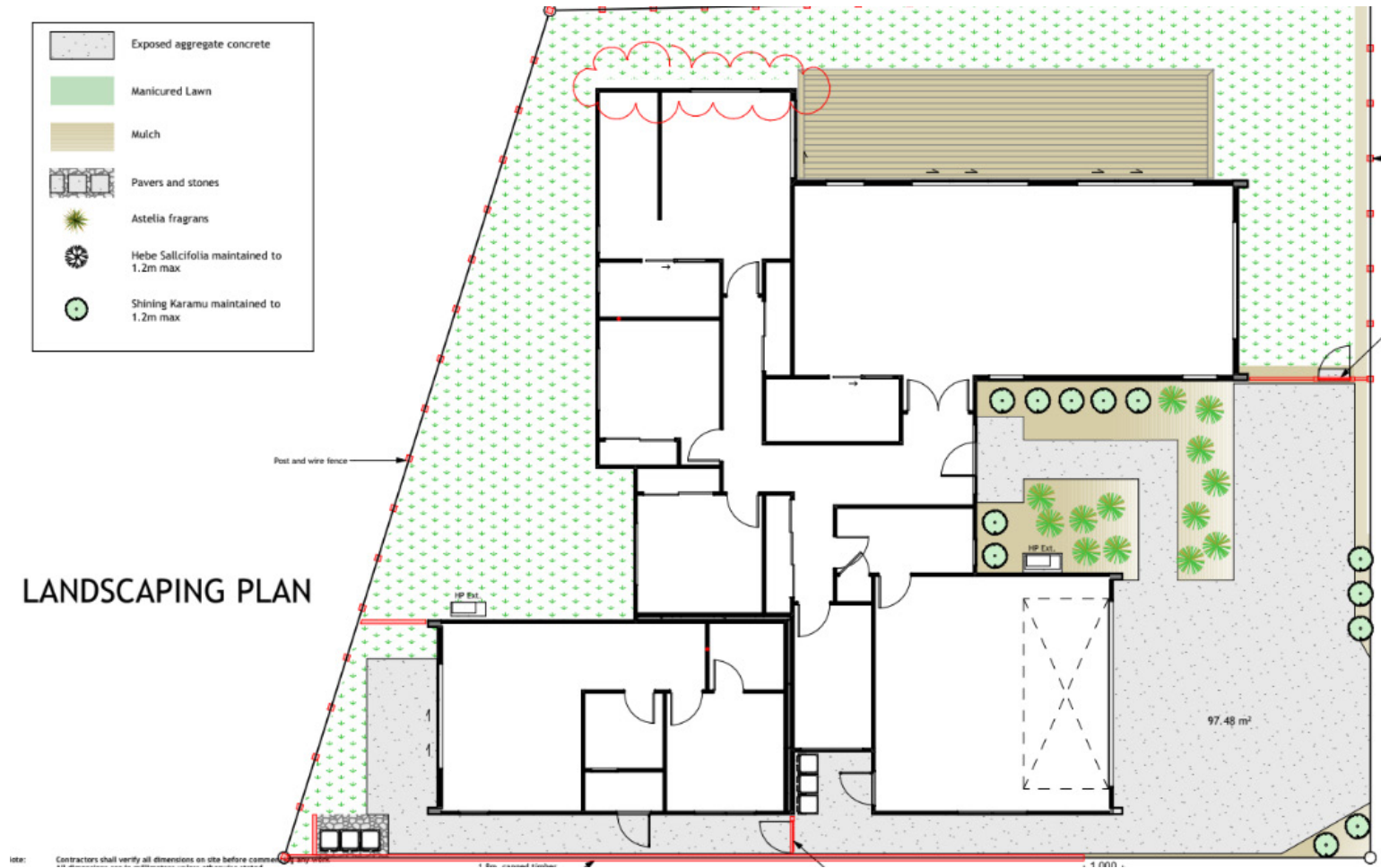


Specifications

-  Bedrooms 4
-  Bathrooms 3
-  Living 2
-  Garage 2
-  Length 21.01m
-  Width 18.56m



LANDSCAPE PLAN



HOME FEATURES

Internal

- Resene Sea Fog paint colour
- Windsor Galaxy Phoenix Elite door hardware in Graphite Nickel
- Double glazed thermal heart windows with Solux LowE glass
- Obscured glass in bathrooms & ensuite
- Custom Nordzco designed kitchen with stone benchtop and accessories
- Fisher & Paykel kitchen appliances
- Tiled kitchen splashback
- Daikin ducted heat pump system to main home
- Daikin wall-mounted heat pump to unit
- Metro Wee Rad wood burner main home
- Under tile heating in bathrooms
- Invincible Prestige carpet and laminate flooring
- Window treatments including curtains, Roman and roller blinds
- Scissor truss ceiling in main, open plan living area

External

- V Groove Shiplap vertical timber cladding and James Hardie Stria cladding
- MaxRaft insulated slab system
- Coloursteel superdeck roof profile in flaxpod
- Sectional Valero insulated garage door in flaxpod
- Velux Skylight
- Concrete path, patio and driveway
- Soft landscaping



THE LOCATION

Hanley's Farm stretches harmoniously between Lake Wakatipu, Deer Park Heights and The Remarkables on State Highway 6 to Invercargill. The development is 13-kilometers from central Queenstown, and 6-kilometres from Frankton.

Hanley's Farm has a primary school, day care, an epic pump track, two playgrounds, fitness area and Café Bar. And if you didn't know already, it's near the Jack's Point Golf Course & Clubhouse, and the Remarkables Ski Field!

The Queenstown community is one of the fastest-growing regions in New Zealand. The population in 2024 was 52,900 residents. As a major tourism destination, the population frequently swells to over 120,000 in peak summer, with over 3 million visitors passing through annually



WHY BUILD WITH US?

6 SOLID REASONS TO BUILD WITH FOWLER HOMES

- 1

Fowler Homes has been building homes for kiwis since 1984 and are one of the longest standing group home building companies in New Zealand
- 2

—

We are New Zealand owned & operated. You will work directly with the business owners and their project management teams
- 3

—

We offer a range of build options including custom design & build, standard plans range, house & land, and turnkey packages, knock down and rebuild
- 4

—

We work with our clients and custom design your home, to suit your section, budget & lifestyle
- 5

—

We have access to the best suppliers, contractors & group pricing rates and present you with a fixed priced contract
- 6

—

Build with peace of mind, all our homes come with the 10-Year Master Builders Guarantee.

GUARANTEES

Every Fowler Homes build comes with a 10-year Master Build Guarantee. A Master Build Guarantee protects you through the building process and for the next 10 years.

—

Fowler Homes has a 12-month Building Defect Warranty Period, effective from the date of completion. This covers you for any defects that may become apparent after Completion and Final Inspection.

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Individual supplier warranties and guarantees will also be available.



CONTACT US



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Online

Want to find out more about Fowler Homes? Visit fowlerhomes.co.nz for inspiration.



**FOWLER
HOMES**™

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YOUR STYLE OF LIVING

Proud to be locally owned and operated since 1984.

Testimonials

"We can wholeheartedly recommend Fowler Homes to anyone seeking a building company that delivers quality, professionalism, and a hassle-free building experience." Lisa Leftley

"Jason and his team have an excellent knowledge of the market, have good connections in the supply chain, and have quality systems in place. As a further indication of our satisfaction with Jason and his team at Fowler Homes – we are doing it all again!" Robin Martin



Social

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